



# State of Nevada Department of Business & Industry

## Director's Office

555 East Washington Avenue, Suite 4900  
Las Vegas, Nevada 89101  
Phone (702) 486-2750 | Fax (702) 486-2758  
[business.nv.us](http://business.nv.us)

**FOR IMMEDIATE RELEASE — March 2, 2010**

**CONTACT: Elisabeth Daniels, Public Information Officer**

**PHONE: (702) 486-2756 E-MAIL: [edaniels@business.nv.gov](mailto:edaniels@business.nv.gov)**

### **Division of Mortgage Lending Strongly Cautions Borrowers Seeking Forensic Mortgage Audits**

**Las Vegas** – With Nevadans facing another wave of foreclosures, many are wondering if a forensic mortgage audit can help them save their homes. However, the Division of Mortgage Lending urges borrowers to be extremely wary when considering contracting with a company offering this type of service.

A forensic mortgage audit is a review of the borrower's mortgage loan documents to ascertain if the lender properly complied with state and federal mortgage-lending laws. It is marketed as a tool borrowers can use to garner more favorable loan terms or to influence the loan-modification process. Unfortunately, many of these audits are merely another scam designed to separate borrowers from their already-limited funds.

Even if the audits are performed by a trained forensic auditor, a mortgage professional or an attorney, there is no indication that paying for this service will help borrowers obtain a better or faster loan modification.

The Division of Mortgage Lending reminds homeowners that the decision to modify a loan ultimately rests with the lender or mortgage loan servicer. Paying for a forensic audit or other loan modification service does not guarantee a successful loan modification.

---

If you choose to pay for loan modification services, the Division reminds you that companies offering these services in Nevada must be licensed and bonded through the Division. A list of these companies is available on the Division's website at

[http://mld.nv.gov/Chapter645/Chapter645F\\_IndependentLicenseeApplicants.pdf](http://mld.nv.gov/Chapter645/Chapter645F_IndependentLicenseeApplicants.pdf).

Loan mod services, as well as help with other foreclosure alternatives, are also available for free through a HUD-approved, non-profit housing counselor. A list of these qualified counselors is available online at HUD's website <http://www.hud.gov>.

If you believe you've been scammed by a person who offers to do a forensic mortgage audit in conjunction with a loan modification, you can file a complaint with the Division of Mortgage Lending at [http://mld.nv.gov/NEW\\_FORMS/COMPLAINTFORM\\_MLD.pdf](http://mld.nv.gov/NEW_FORMS/COMPLAINTFORM_MLD.pdf). If your complaint concerns an attorney offering this service, contact the Nevada State Bar at [http://www.nvbar.org/Ethics/file\\_a\\_complaint.htm](http://www.nvbar.org/Ethics/file_a_complaint.htm).

For more information about the Division of Mortgage Lending, visit <http://mld.nv.gov/index.htm>.

###